

COMMUNITY REDEVELOPMENT AGENCY MEETING

A Regular Community Redevelopment Meeting was held on January 22, 2024 at 5:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (224)-501-3412 - Access Code: 592-157-221.

CRA Board Chairperson Kenneth Burgess called the meeting to order at 5:02 p.m. Roll call was taken. Present were members Steven F. Spina, Ph.D., Charles Proctor, Kenneth Burgess, Lance Smith and Mayor Melonie Bahr Monson. Jodi Wilkeson arrived at 5:03 p.m. City Manager William Poe was present. City Attorney Matthew Maggard was absent.

Staff present: CRA Director Gail Hamilton, Public Works Director Shane LeBlanc, IT Director Mike Panak, Building Official Bill Burgess, Public Information Officer Kevin Weiss and Airport Executive Assistant Lucy Huber.

1. BUSINESS ITEMS

1.1 Approval of December 11, 2023 CRA Minutes

Charles Proctor moved to approve Business Item 1. Seconded by Lance Smith. Motion passed unanimously.

1.2 Approval of November 27, 2023 CRA Minutes

Steve Spina moved to approve the November 27, 2023 CRA Minutes. Seconded by Lance Smith. Motion passed unanimously.

1.3 Approval of Residential Ownership Incentive Grant for Paul and Patricia Davis

CRA Director Gail Hamilton presented a Residential Ownership Incentive Grant for Paul and Patricia Davis for a property located in Tyson Townhomes at 6179 Daerr Ridge Street. Staff said the application meets all grant requirements and recommended Council's approval.

Charles Proctor moved to approve Business Item 1.3. Seconded by Lance Smith. Motion passed unanimously.

1.4 Streetscape Enhancements Task #105-23 and #106-23 Project Update

CRA Director Gail Hamilton presented schematics received from architect BGE for the proposed construction documents.

- 5th Avenue schematics highlighted planter pots, linear planters, a canopy tree, sidewalk, understory trees, and on-street parking. The site has been measured and meets DOT standards, business owners will be notified if the construction documents require removing current parking spaces, and pedestrian traffic crossing 5th Avenue will be funneled to a crosswalk.
- Oakside Cemetery schematic diagrams were presented of the entry to Oakside Cemetery with entry columns, the addition of a black aluminum fence, a secondary entrance, and evergreen hedges for low maintenance. She said the US-301 and 1st Street corridor is being considered as a location to display public art images.
- 8th Street and 5th Avenue Urban Plaza will entail the reconfiguration of the existing sidewalk, removal of the existing planter and the expansion of the upper sidewalk to create a seating terrace. There will be an option to create parklets on 5th Avenue to provide customers of restaurants with the opportunity to dine outside. Parklets are public seating platforms that convert curbside parking spaces into community spaces known as street seats or curbside seating. Barriers can be erected during events to assure safety. This option will be presented to local businesses for feedback and will be paid for by the CRA. Schematics were presented of streetscape enhancements with the need for lighting. She referred to a diagram of illuminated round spheres for enhancement to existing trees on 8th Street between 5th Avenue and City Hall. An option is available for up lighting to change out the colors during the holidays by flipping a switch.

She reiterated Council's feedback and will follow-up on parking spaces, signage, tree types, City's tree ordinance and focus area when reviewing the construction documents.

1.5 Jump Right In to Zephyrhills Photo Competition

CRA Director Gail Hamilton said staff reviewed 36 photographs received and narrowed them down to three choices for Council to rank. She said the photograph contest direction was “How do you jump right in to Zephyrhills.” The picture chosen will be submitted to the Florida County City Manager’s Association (FCCMA) competition to be voted upon. The winning photograph will be placed on the front page of the FCCMA membership magazine. Council voted on the three photographs: 1st – Skydivers, \$300; 2nd – Go Pasco, \$200; and 3rd – Ducks in Zephyrhills, \$100. Photographers will be present at the February 12th meeting and presented with checks, respectively.

CRA Director Gail Hamilton said she will reach out to each commissioner to discuss the language within the Residential Ownership Incentive Grant relating to what properties qualify. She said currently, fee simple properties are eligible and does not believe this was the intent envisioned initially. This item will be brought back before the commission.

2. CRA DIRECTOR’S REPORT

CRA Director Gail Hamilton presented an update on Hercules Park stating a tree survey is complete, Wharton Smith has fenced off the area and moved in a construction trailer for completion December 2024. Kimley Horn is assessing the trees at Zephyr Park to conduct a tree survey and the Parks and Recreation Advisory Board will host a meeting February 15th at 6:00 p.m. to present the updated Zephyr Park Concept Plan, ideas from the landscape architect, and options to be accomplished through state appropriations funding. GAI Consultants are currently assessing and inventorying existing parks within the City of Zephyrhills to include the YMCA and SVB Tennis Facility. A meeting has been scheduled for February 6th to review the assessment and kick off the Zephyr Park Master Plan for completion September 2024. A CRA Master Plan community meeting was held January 18, 2024 with approximately 40 attendees. A survey of all CRA residents will be conducted for input with another community meeting to be held late summer 2024. All sidewalks have been identified and are currently being constructed in the CRA District with all four phases completed by the end of 2024.

3. MAIN STREET ACTIVITY REPORT

Main Street Director and Coordinator Antwon Gildon said Main Street is in the process of recruiting many community organizations in preparation for Founder’s Day, March 9th. A vintage trailer exhibition will be held beginning Friday, March 8th through Sunday, March 10th with vintage camper trailers on display at Zephyr Park. The theme of this year’s event is “Tin Can Tourists.” A Main Street Board Retreat will be held on February 3rd at Catapult Lakeland Business Development Service with the entire board and committee members participating to focus on fundraising, community engagement, and brand recognition. Main Street wants people to understand what they do, know what they do, and what they offer to the community. Jayleen Herrera is studying abroad in Italy the month of February and to fill the void, Main Street has recruited three (3) new interns: Gloria VanDyke-Dean, Francesca Cufino, and Anesha Gonzalez.

4. CITIZEN COMMENTS

N/A

Meeting Adjourned: 6:05 p.m.
Submitted by Lori L. Hillman
(Not Present at Meeting)